

APNs: 083-023-18, 083-023-25, 083-023-26,  
083-023-27, 083-023-29, 083-023-30, 083-023-31,  
083-023-32, 083-024-01, 083-024-02, 083-024-03,  
083-024-04, 083-024-10, 083-024-14, 083-024-15,  
083-024-16, 083-730-02, 083-741-01, 083-741-02,  
083-741-03, 083-741-04, 083-741-06, 083-741-07,  
083-741-08, 083-830-45, 083-830-56, 083-830-59,  
083-830-69, 083-830-73, 510-071-19, 510-071-20

**When Recorded, mail Document and Tax Statements to:**  
Kiley Ranch, LLC  
P.O. Box 1566  
Reno, NV 89505

WATER RIGHTS QUITCLAIM DEED

THIS WATER RIGHTS QUITCLAIM DEED is made and entered into this 7<sup>TH</sup> day of NOVEMBER, 2011 by and between EAGLE SPE NV I, INC., a North Carolina corporation, hereinafter referred to as "Grantor", and KILEY RANCH LLC, a Nevada Limited Liability Company, hereinafter referred to as "Grantee".

WITNESSETH:

That the said Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the Grantee, and to its successors and assigns forever, all of the rights of the Grantor to divert from the Truckee River and its tributaries the water appurtenant to the land situate in the County of Washoe, State of Nevada, and underground water rights, described as follows:

That portion of the water rights described in that certain action entitled The United States of America, Plaintiff, vs. Orr Water Ditch Company, et al, Defendants, the same in Equity Docket No. A-3 in the District Court of the United States in and for the District of Nevada (*Orr Ditch Decree*), said water being distributed and allocated in said Decree under Claim No. 345, appurtenant to 39.90 acres of irrigated lands in the N1/2, NW1/4, Section 15, T20N, R20E, M.D.M., said right authorizing delivery of a pro-rata share of the diversion rate not to exceed 135.66 acre feet, more or less, per season from the Spanish Spring Valley Ditch in Washoe County, Nevada, together with the right to change the point of diversion, place of use and manner of use thereof. Reference is made to Parcel Numbers 083-830-03 and 083-830-05, Nevada Division of Water Resources (NDWR) Drawing No. TR-014.

That portion of *Orr Ditch Decree* Claim No. 428 subject to NDWR water right permit number 17130, said right authorizing delivery of a pro-rata share of the diversion rate not to exceed 240.00 acre feet, more or less, per season from the Spanish Spring Valley Ditch in Washoe County, Nevada, together with the right to change the point of diversion, place of use and manner of use thereof.

That portion of *Orr Ditch Decree* Claims No. 364/364-1/2 subject to NDWR water right permit number 17131, said right authorizing delivery of a pro-rata share of the diversion rate not to exceed 59.00 acre feet, more or less, per season from the Spanish Spring Valley Ditch in Washoe County, Nevada, together with the right to change the point of diversion, place of use and manner of use thereof.

That portion of *Orr Ditch Decree* Claim No. 372 subject to NDWR water right permit number 17132, said right authorizing delivery of a pro-rata share of the diversion rate not to exceed 7.00 acre feet, more or less, per season from the Spanish Spring Valley Ditch in Washoe County, Nevada, together with the right to change the point of diversion, place of use and manner of use thereof.

That portion of *Orr Ditch Decree* Claim No. 383 subject to NDWR water right permit number 17133, said right authorizing delivery of a pro-rata share of the diversion rate not to exceed 140.90 acre feet, more or less, per season from the Spanish Spring Valley Ditch in Washoe County, Nevada, together with the right to change the point of diversion, place of use and manner of use thereof.

That portion of *Orr Ditch Decree* Claim No. 346/347 subject to NDWR water right permit number 47286, said right authorizing delivery of a pro-rata share of the diversion rate not to exceed 26.86 acre feet, more or less, per season from the Spanish Spring Valley Ditch in Washoe County, Nevada, together with the right to change the point of diversion, place of use and manner of use thereof.

Underground water rights described in NDWR permit numbers 12553, 12554, 12555, 12556, 12557, 34720, and 46339, and pending water right applications 80082, 80083, 80084, 80085 and 80086, all from an underground source in the Spanish Springs Valley hydrographic basin, together with the right to change the point of diversion, place of use and manner of use thereof.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said water rights with the appurtenances, unto the said Grantee, and to successors and assigns forever.

Grantor does not make, and expressly disclaims, any representation, warranties or covenants of any kind whatsoever, either express or implied, with respect to the above referenced Water Rights.

RESERVING, HOWEVER, those (i) Water Rights consisting of 1,304.58 acre feet of Water Rights under Orr Ditch Decree Claim Numbers 346 and 347, constituting the remaining duty from Nevada Department of Water Resources map TR-014, and (2) those Water Rights consisting of a portion of Permit No. 70875 authorizing a delivery of 0.4829 cubic feet per second not to exceed 300.00 acre feet of Water Rights, formerly Truckee River Claim Nos. 343 and 344 (said Permit was issued on July 14, 2005 by the State Engineer, Division of Water Resources, State of Nevada).

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto executed this Water Rights Quitclaim Deed the day and year first above written.

By: [Signature]  
EAGLE SPE NV I, INC.

Name: Dennis Harms  
Title: VP

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on NOVEMBER 7, 2011,  
by DENNIS D. HARMS.



[Signature]  
Notary Public

By: *L. D. Kiley*  
KILEY RANCH, LLC

Name: *L. D. KILEY*

Title: *Manager*

STATE OF NEVADA     )  
  ) ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on *November 4*,  
2011, by *L. David Kiley*, as Manager of Kiley Ranch, LLC.

*Mary Carroll Davis*  
Notary Public

